

102.0

0005

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

859,600 /

859,600

859,600 /

859,600

859,600 /

859,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAHILL JOSEPH
Owner 2:	CAHILL EILEEN M
Owner 3:	

Street 1: 48 DICKSON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BARRY BARBARA A -

Owner 2: -

Street 1: 48 DICKSON AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,550 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1954, having primarily Vinyl Exterior and 2430 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6550		Sq. Ft.	Site		0	70.	0.94	5									431,549						431,500	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										6550.000		428,100				431,500		859,600						66083	
Total Card										0.150		428,100				431,500		859,600		Entered Lot Size				GIS Ref	
Total Parcel										0.150		428,100				431,500		859,600		Total Land:				GIS Ref	
Source: Market Adj Cost												Total Value per SQ unit /Card:		353.69		/Parcel: 353.6				Land Unit Type:				Insp Date	

03/24/09

!8185!

Prior Id # 1: 66083

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor		Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes		PAT ACCT.	
BARRY BARBARA A		36976-259			11/7/2002			326,000		No	No					
		11342-264			6/19/1967					No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/10/2015	133	Dormers	12,800					Construction of 2	5/20/2015	Permit Insp	PC	PHIL C
11/12/2014	1543	Addition	163,500					Construct new fron	3/24/2009	Inspected	163	PATRIOT
7/26/2010	881	Manual	3,500					INSTALL BEAM	12/5/2008	Measured	163	PATRIOT
4/25/2006	303	Dormers	16,450			G7	GR FY07	REAR SHED DRMR W/	7/29/2008	External Ins	BR	B Rossignol
									2/12/2003	MLS	MM	Mary M
									12/7/1999	Inspected	267	PATRIOT
									11/9/1999	Mailer Sent		
									10/21/1999	Measured	264	PATRIOT
									7/29/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA / / /



